



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0284

Appeal by Andrew Byrne care of Martin Cleary Architectural Design of Ardkeen Putland Road, Bray, County Wicklow against the decision made on the 16th day of September, 2019 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Part demolish existing boundary wall to side of dwelling and construct new single storey extension to side/rear of dwelling and (2) all above with associated site works at 1 Tullyhall Close, Kishoge, Lucan, County Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 (a) so that it shall be as follows for the reasons set out.

2. (a) The boundary wall on the northern elevation shall be reinstated to match the existing. A clear demarcation between the wall and the extension wall above shall be maintained.
- (b) The material treatment of the boundary wall on the northern elevation shall match the material treatment of the existing boundary wall, utilising red brick piers.

Prior to the commencement of development, revised drawings shall be submitted to the planning authority for written agreement incorporating the above requirements.

Reason: To uphold council policy on privacy and security in residential areas and to maintain the visual amenities of the area.

Reasons and Considerations

Having regard to:

- (a) the provisions of the South Dublin County Development Plan 2016-2022,
- (b) the nature, scale and location of the development proposed, and
- (c) the pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the side wall of the extension to be a separate structure to the existing boundary wall.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.